

PLANNING PROPOSAL

Draft amendment to Leichhardt Local Environmental Plan 2013

168 Norton Street, Leichhardt (Lot 1 DP 1119151, Lot 2 DP 1119151, Lot 1 DP 963000, Lot 5 DP 1112635, Lot 3 Section 3 DP 328, and Lot 4 Section 3 DP 328)

This Planning Proposal has been prepared by the Inner West Council (Council) to explain the intent of and justification for an amendment to *Leichhardt Local Environmental Plan 2013* (LEP 2013) as it applies to 168 Norton Street, Leichhardt.

The Planning Proposal has been prepared following a request by the proponent to amend the floor space ratio and permit a maximum height to RL 50.4 to facilitate a self-contained seniors housing and mixed use development on the site with 15% of the dwelling to be affordable places. The proponent's Planning Proposal is provided at Attachment 2.

Specifically, the Planning Proposal seeks to increase the maximum permitted floor space ratio (FSR) for the site and facilitate the provision of self-contained seniors housing on the site with an affordable housing component. This aims to assist seniors and people with a disability to age-in-place in accordance with the values of Uniting as a Community Housing Provider. An activated street frontage along Norton Street is also required by the Planning Proposal which will provide for a mixed use development with an active street frontage in accordance with the current LEP 2013 controls.

The proposed amendments will enable redevelopment of the site to provide a diversity of housing types and sizes, a re-activation of the Norton Street frontage through retail uses at ground level and an improved and more efficient urban form and streetscape appearance.

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and guidelines published by the Department of Planning and Environment including 'A guide to preparing planning proposals' and 'A guide to preparing local environmental plans'.

BACKGROUND

Site Description

The Planning Proposal relates to 168 Norton Street, Leichhardt, legally described as Lots 1 and 2 in DP 1119151, Lot 1 in DP 963000, Lot 5 DP 1112635 and Lots 3 and 4 Section 3 in DP 328 (refer **Figure 1** below). The site has an area of 1800.7m² and comprises an L- shaped site that is wrapped around buildings facing Norton Street to the south of the site.

The site has two (2) street frontages, with the main frontage being to Norton Street comprising approximately 34 metres along the eastern boundary, and a smaller frontage of 14.5 metres to Carlisle Street along the southern boundary. A narrow

laneway exists along the western side boundary of the site, with a frontage to the site of 57 metres. A narrow laneway/right of way, approximately 1.83 metres wide, exists along the eastern boundary of the portion of the site adjoining Carlisle Street to the rear of the properties facing Norton Street to the south.

The site, referred to as Harold Hawkins Court, is located on the western side of Norton Street on the northern edge of the Leichhardt town centre, between Macauley Street to the north and Carlisle Street to the south. The site is approximately 200 metres from Pioneers Memorial Park to the north, with the Town Hall being located 240 metres to the south. There are also two (2) medical centres located in close proximity to the site on Short Street and Allen Street within 150 metres of the site.



Figure 1 Site Location (Source: SIX Maps)

There is an existing building on the site, Harold Hawkins Court, formerly the Marlboro Theatre which operated until around 1960. This existing building comprises a three (3) and four (4) storey courtyard style brick building, on a nil front setback to Norton Street and a 6 metre setback to Carlisle Street. This building was previously used as an aged care facility for approximately 40 years with accommodation for approximately 104 people and employing 50 staff. It has been vacant since 2004 and is in poor condition.

The site slopes from the highest point in the south-east corner along the Norton Street frontage to the rear north-western corner adjoining the laneway of around 3 metres. The building footprint covers most of the site, except for a central courtyard with several trees.

The site is located within a mixed use area comprising both residential and commercial development. The site has low density residential areas to the north, south and west and main street commercial development to the east along Norton Street. Two bus stops are located at the front of the site on Norton Street which provides connections to the eastern suburbs, Rozelle, Haberfield, Campsie and Canterbury.

The adjoining development to the south comprises two (2) storey rendered buildings which consist of shop top housing developments with vehicle access, service areas and a solar collector to the rear, comprising Nos 158-166 Norton Street. The adjoining development to the north comprises a two storey commercial building currently used as a restaurant. The remaining adjoining development to the north comprises the rear yards of single dwelling houses addressing Macauley Street. Development to the west, on the opposite side of the laneway, comprises medium density villa style housing with some private open space and living room windows facing the subject site.

Development on the opposite side of Norton Street comprises two (2) storey commercial buildings while development on the opposite side of Carlisle Street also comprises two storey commercial buildings. Development further along Carlisle Street comprises single detached dwellings. The Royal Hotel, a local heritage item, is located on the opposite corner of Carlisle Street comprising a two storey building.

Current Planning Controls

The site is zoned B2 Local Centre under LEP 2013 (**Figure 2**), while the adjoining properties to the north and west are zoned R1 General Residential. The objectives of the zone pursuant to Clause 2.3 of LEP 2013 are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To ensure that development is appropriately designed to minimise amenity impacts.*
- *To allow appropriate residential uses to support the vitality of local centres.*
- *To ensure that uses support the viability of local centres.*
- *To provide a mixture of compatible land uses.*
- *To reinforce and enhance the role, function and identity of local centres by encouraging appropriate development to ensure that surrounding development does not detract from the function of local centres.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations.*

Uses permitted with consent in the B2 zone in item 3 of Clause 2.3 of LEP 2013 include commercial premises, community facilities, residential flat buildings, shop top housing and any other development not specified in item 2 (permitted without consent) or 4 (prohibited). Seniors housing is permissible in the zone since it is not a use which is prohibited or permissible without consent.

The maximum FSR for the site is 1:5 pursuant to Clause 4.4A(3) of LEP 2013 as the site is located within “Area 1”, subject to the building having an active street frontage, the building comprising mixed use development, including residential accommodation, and the building is compatible with the desired future character of the area in relation to its bulk, form, uses and scale (**Figure 3**).

Pursuant to Clause 5.10 of LEP 2013, the site is located within the *Whaleyborough Estate Heritage Conservation Area* (C13). The site is also in close proximity to a local heritage item, the Royal Hotel including interiors (Item No I682), located at 156 Norton Street Leichhardt, on the corner of Norton and Carlisle Streets to the south of the site (**Figure 4**).

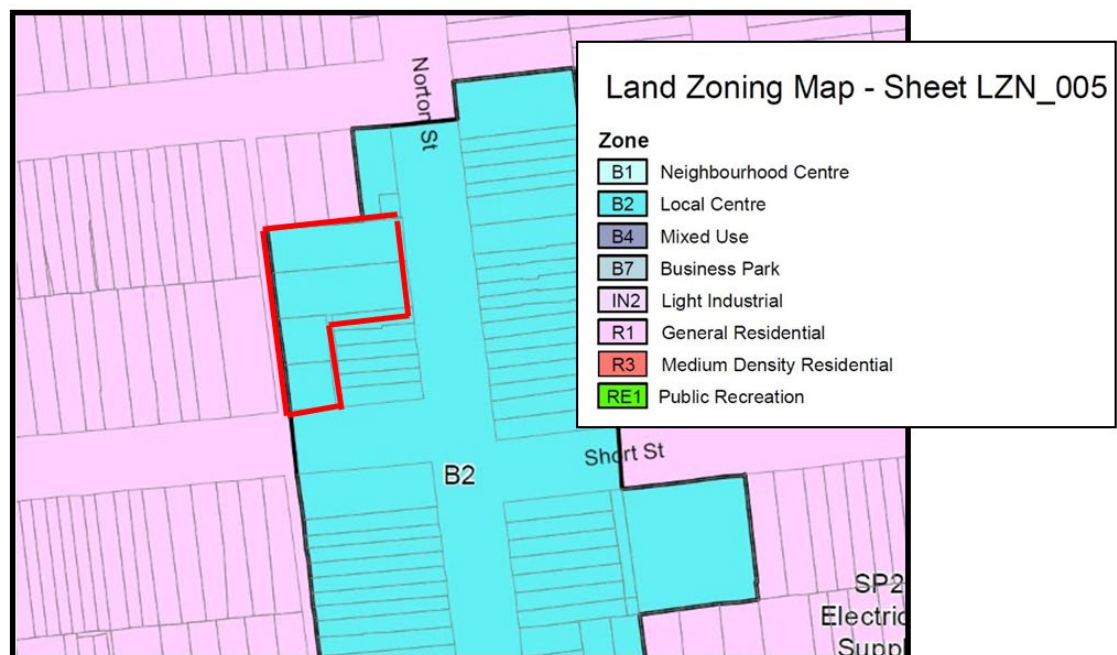


Figure 2 Extract from the Zoning Map (LEP 2013) showing land affected by the Planning Proposal

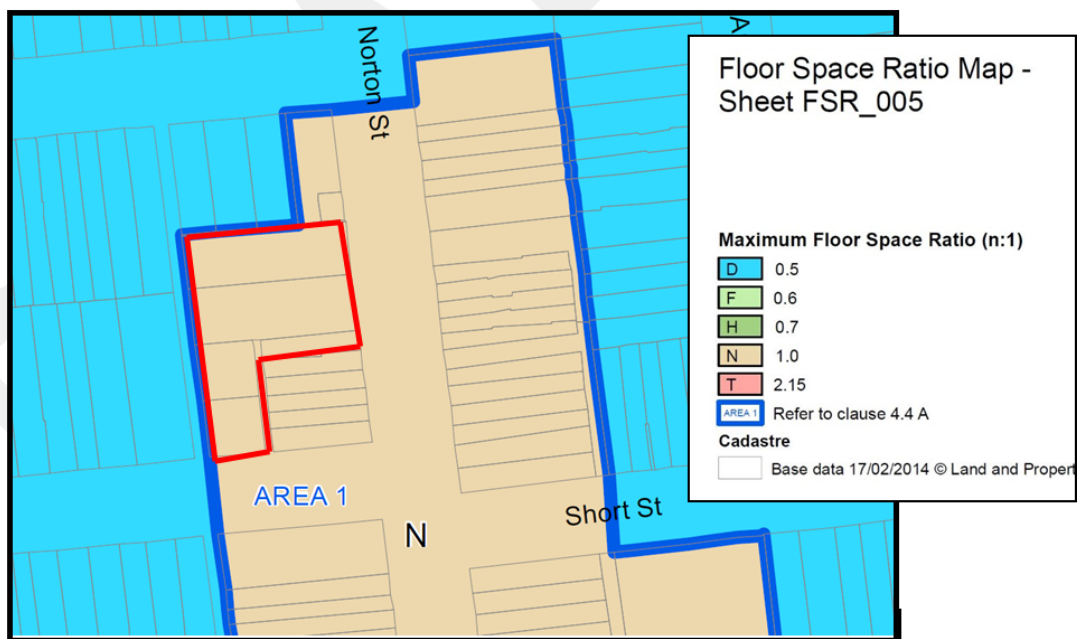


Figure 3 Extract from the Floor Space Ratio Map (LLEP 2013) showing land affected by the Planning Proposal

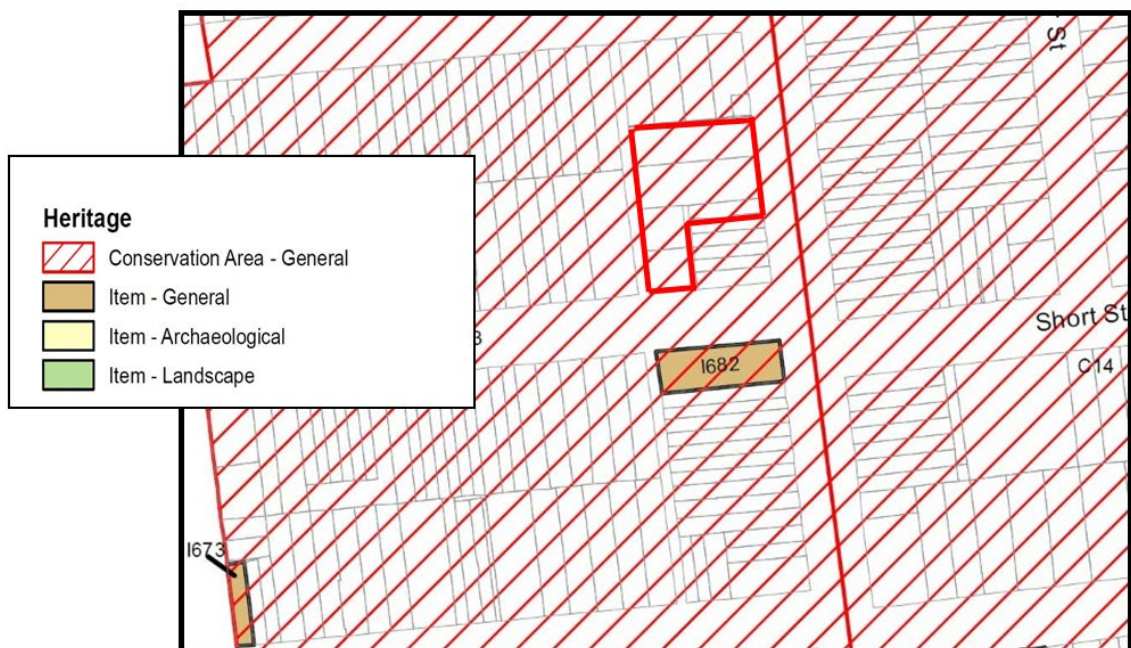


Figure 4 Extract from the Heritage Map (LLEP 2013) showing land affected by the Planning Proposal

The site is affected by Class 5 acid sulphate soils pursuant to Clause 6.1 of LEP 2013. It is not affected by flooding (Clause 6.3 of LEP 2013). The earthworks and stormwater controls pursuant to Clauses 6.2 and 6.4 of LEP 2013 are also relevant for any future development on the site.

The site is located within the area affected by the obstacle limitation surface (Clause 6.7 of LEP 2013), limiting development on the site to below 110m AHD. The site is

also affected by aircraft noise (Clause 6.8 of LEP 2013), with the majority of the site being located within the 20-25 ANEF contour and a small portion along the front of the site being located in the 25-30 ANEF contour.

The site is affected by Clause 6.11A of LEP 2013, the objective of which is to promote residential accommodation as part of mixed use developments in business zones to support the vitality of neighbourhood and local centres. Development consent must only be granted to development for the purpose of residential accommodation on the site if the building comprises mixed use development, including residential accommodation, will have an active street frontage and the building will be compatible with the desired future character of the area in relation to its bulk, form, uses and scale.

Similarly, Clause 6.13 of LEP 2013 also applies to the site which aims to ensure the provision of a mix of dwelling types in residential flat buildings and mixed use developments that includes shop top housing. This clause requires that at least 25% of the total number of dwellings includes self-contained studio dwellings or one-bedroom dwellings, or both, and no more than 30% of the total number of dwellings will include dwellings with at least 3 bedrooms.

The *Leichhardt Development Control Plan 2013* (DCP 2013) effectively controls height with the provisions for the Leichhardt Commercial Distinctive Neighbourhood (Part C2.2.3.5(C13) imposing a maximum building wall height of 3.6 metres. The site is located within the Norton Street – Centro Sub Area (Part C2.2.3.5(c) of DCP 2013) of the Leichhardt neighbourhood, which does not include any site-specific numerical controls for height or scale. Other controls relevant to the site under DCP 2013 would be considered at DA stage.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65) and the associated *Apartment Design Guide* (ADG) as well as *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* are also relevant to the Planning Proposal.

Request to amend the planning controls

A Planning Proposal, prepared by City Plan Services, on behalf of Uniting, was lodged with Council on 5 December, 2016. The proposal sought to amend LEP 2013 as it applies to 168 Norton Street, Leichhardt to facilitate redevelopment of the site for the purpose of self-contained seniors housing and mixed use development with affordable places by:

- increasing the maximum floor space ratio for the site from 1.5:1 to 3:1;
- introducing a maximum building height control to RL 50.4;
- requiring the increased development capacity of the site to be only available for a seniors housing development with 15% of dwellings to be 'affordable places' under the Seniors SEPP 2004; and
- provision of an active street frontage to Norton Street.

A meeting was held with the Proponent on 20 January 2017, at which time various concerns were raised with the Planning Proposal including:

- Concerns with the building envelope controls including setbacks to the proposed development, particularly the upper levels, along various frontages and boundaries;
- The lack of detail regarding the proposed maximum height(s) and the location of the various maximum heights within the site. In addition, the need to express the maximum height in storeys, rather than an RL;
- Urban design issues associated with the development such as the need to provide additional deep soil areas, an increase in replacement tree planting and the provision of additional communal open space;
- The need to ensure the proposed built form is compatible with the heritage conservation area within which the site is located;
- The requirement for a Voluntary Planning Agreement (VPA) to be progressed separately from the Planning Proposal to ensure the affordable places are managed by Uniting as a community housing provider. The VPA offer has been made and will be negotiated with Uniting with the intention of exhibiting the VPA at the same times as the Planning Proposal. Section 94 contributions will be considered as part of the prospective VPA discussions.
- Further/revised information is required regarding the ownership of the pedestrian lane located at the rear of the properties at Nos 158-166 Norton Street;
- A revised basement parking plan which more thoroughly considers potential car parking provision, basement entry requirements and traffic generation for the site as well as potential upgrade works which may be required to the laneway along the western boundary;
- The requirement to specify more accurately the type of seniors housing to be provided on the site; and
- The requirement to delete the definition of 'active street frontage' from the amending clause given it is already defined in LEP 2013. The definition of active street frontage is not required in the proposed amending clause as it is provided in Clause 4.4A(5) and 6.11A(4) of LEP 2013.

Following a thorough assessment of the proponent's Planning Proposal, Council Officers are generally supportive of the Planning Proposal subject to revision of the urban design scheme and building envelope controls for the site, including refinement to the setbacks, deep soil zone and communal open space, revised basement parking level and provision of an updated traffic report to address parking and traffic concerns. Some of these concerns have been addressed in the revised DCP prepared by the proponent which will be exhibited at the same time as the planning proposal. The amendments to DCP cover changes to building envelope controls including street frontage heights, setbacks and deep soil landscape areas to ensure that the redevelopment of the site has minimal adverse impacts on surrounding properties.

PLANNING PROPOSAL

The Planning Proposal below has been prepared by Council Officers following assessment of the Proponent's requested amendments to LEP 2013.

The Planning Proposal seeks to amend LEP 2013 as follows:

- Include an "Additional Local Provisions" Clause in Part 6 of the LEP which allows the following:-
 - Increase the maximum Floor Space Ratio (FSR) from 1.5:1 to 3:1;
 - Introduce a maximum building height control of RL 50.4 and 5 storeys
- Only allow the increased FSR for a 'seniors housing' development with a minimum of 15% of the dwellings to be 'affordable places' under the definitions contained in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.
- Update the Key Sites map to include the site and the application of the new "Additional Local Provisions" Clause in Part 6 of the LEP.

The Planning Proposal also seeks to introduce new site-specific building envelope controls applying to the site into DCP 2013, which will give effect to the building envelope controls developed at earlier community forums and the above changes to LEP 2013.

The Planning Proposal has been updated in accordance with the Gateway Conditions to include a maximum building height control of RL 50.40 and 5 storeys for the subject site. It is envisaged that the proposed DCP controls will provide detailed planning and design guidelines to support the building height control. The maximum building height will be limited to the central part of the development using appropriate setbacks to ensure that any future development has minimal adverse impacts on the amenity of the surrounding area.

Part 3 of the Planning Proposal demonstrates that the amendments have strategic merit, however, more detailed consideration is required to ascertain if the bulk of development that would be facilitated under the proposed amendment to the FSR is appropriate for the site. Concerns over the consistency of the Planning Proposal with several aspects of SEPP 65 and the Seniors SEPP 2004 have been addressed through revision of the proponent's urban design scheme and proposed DCP controls in response to the conditions imposed in Gateway Determination.

The proponent's Planning Proposal was accompanied by supporting documentation, including concept architectural plans and sketch as well as ADG compliance tables, an Urban Design Report, Traffic Impact Assessment, Heritage Impact Assessment, survey plans, an Aircraft Noise Intrusion Assessment, an Arboricultural Impact Assessment, a Draft DCP Amendment and a letter of offer to enter into a Voluntary Planning Agreement for the provision of the affordable places. This material has been updated and augmented to reflect the development concept envisaged in Council's Planning Proposal in response to the conditions imposed in Gateway Determination.

Uniting have provided a VPA letter of Offer. This VPA will be progressed in response to the letter of offer to ensure the affordable places are provided and

managed by Uniting as a community housing provider.

PART 1 – Objectives and Intended Outcomes

To amend the *Leichhardt Local Environmental Plan 2013* (LEP 2013) to enable the redevelopment of the former Harold Hawkins Court boarding house at 168 Norton Street, Leichhardt for a seniors housing, mixed use development with affordable residential units, an active street frontage and minimal adverse impacts.

PART 2 – Explanation of Provisions

The proposed outcome will be achieved by including a new local provision in the LEP 2013 that:

1. confirms the objective of the proposed amendment as enabling a seniors housing, mixed use development with minimal adverse impacts.
2. includes requirements for:
 - a maximum floor space ratio of 3 : 1
 - maximum building height of RL 50.40 and 5 storeys
 - 15% of the dwellings that comply with the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* definition of affordable housing

The proposed outcome will also be achieved by amending the *Leichhardt Local Environmental Plan 2013* (LEP 2013) Key Sites Map for Harold Hawkins Court at 168 Norton Street, Leichhardt in accordance with the proposed Key Sites Map shown in Part 4 of this Planning Proposal.

PART 3 – Justification

Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is partly the result of previous community consultation and urban design studies undertaken by the Council. These took place to inform discussions between the former Leichhardt Council and Proponent regarding the development of a number of sites owed by Uniting in the local area to facilitate additional seniors housing with affordable places. Following these discussions, which included the drafting of guiding principles and building envelope controls by Council's consultants, Allen Jack and Cottier Architects (AJ+C), Council at its meeting in March 2015 resolved to enter into a Memorandum of understanding (MOU) with the applicant which endorsed the future controls for this site based on the AJ+C report.

Council's desire to increase the availability and quality of seniors living accommodation provides the strategic background to this Planning Proposal. It is underpinned by the growing and ageing demographic profile of the Inner West area.

To ensure the proposed new urban form can be appropriately accommodated in the existing street and urban context of Norton Street, an Urban Design Report prepared by *Studio GL* for Uniting reviewed the building envelopes by AJ+C report which considers that the building envelope controls provide an appropriate urban design response given the local context.

Development of this site offers a good opportunity to deliver additional dwellings for self-contained seniors housing, with 15% as affordable places, with access to services and public transport. Revision of the urban design scheme of the site currently proposed under this Planning Proposal is required.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Under LEP 2013, the site has a maximum permitted FSR of 1.5:1 and a maximum wall height of 3.6 metres under DCP 2013 which would only enable development on a substantially smaller scale than the Proponent's Planning Proposal. While Clause 4.6 of LEP 2013 allows variation of a development standard, such a substantial departure (to permit double the floorspace) would be inappropriate. A Planning Proposal provides a transparent method of facilitating changes and allows for community engagement in the process.

There are a number of options for amending LEP 2013 that could be considered to facilitate the redevelopment, including:

1. Amend the Height of Buildings and FSR map pursuant to Clauses 4.3(2), Clauses 4.4(2) and 4.4A(3) respectively of LEP 2013.

Comment: This option would facilitate the redevelopment of the built form on the site to an FSR of 3:1 and a height of approximately five (5) storeys. However it would not provide the required certainty that the development would be used for self-contained seniors housing or require that 15% of this additional housing would be provided as affordable places on the site. This would also require that both clauses relating to FSR (Cl 4.4 and 4.4A) and the provision of a new map to the Height of Buildings map be added since only one (1) map currently exists for this Clause are updated, which is considered to be cumbersome.

2. Amend the FSR and Height of Buildings Maps pursuant to Clauses 4.3(2), Clauses 4.4(2) and 4.4A(3) respectively of LEP 2013 and insert a new 'area' map for both clauses affecting the site to provide the required increased FSR and height controls.

Comment: This option would identify the site as a particular area on the maps (e.g. 'Area 2'), and subsequently introduce additional subclauses under Clauses 4.3(2), Clauses 4.4(2) and 4.4A(2) of LEP 2013. This would allow the desired development outcome of a 3:1 FSR and maximum height limit of approximately five (5) storeys, the requirement for seniors housing and affordable housing. This option is similar to the first option, only involving a specific map applying to the site instead of a general amendment to the other development standard mapping.

While this option would provide the additional FSR and height incentives providing the development consists of seniors housing and an active street

frontage to Norton Street, it is considered more appropriate to have the FSR and height controls specified under Part 6 of the LEP 2013 along with the other specified development outcomes for self-contained seniors housing with affordable places and active street frontages as a separate clause. This reduces the amendments to mapping and the number of specific clauses elsewhere in LEP 2013.

3. Introduce a new provision under Clause 2.5 and Schedule 1 Additional Permitted Uses of LEP 2013 to include the development controls as required.

Comment: This option would identify the site on the 'Additional Permitted Uses' Map pursuant to Clause 2.5 of LEP 2013 and would be listed as a specific site in Schedule 1 of LEP 2013 being denoted by a letter on that map and schedule. This option is only considered valid if the proposed land use was currently prohibited on the site under the current zoning and where a rezoning was not proposed. Seniors housing is currently permissible on the site under the current zoning and therefore it is considered that this option is not the most appropriate method to facilitate the redevelopment of the site. This option also does not allow for the uplift in FSR and height which is currently sought.

4. Introduce a site-specific provision under Part 6 of LEP 2013 including the maximum height of buildings and FSR development standard, requirement for self-contained seniors housing, specific objectives for redevelopment of the site, a minimum percentage of affordable housing and an active street frontage along Norton Street.

Comment: This option would facilitate the development of a viable project, encouraging a self-contained seniors development with affordable places in Leichhardt and activation of Norton Street. The transparency of this approach, by only providing development uplift if linked to seniors and affordable housing, reflects the values of the applicant as a genuine Community Housing provider. This also allows for all of the planning controls and objectives for the comprehensive redevelopment of the site for self-contained seniors housing with affordable places on the site to be contained within a single clause of LEP 2013 instead of making changes to numerous clauses and mapping. This option allows for redevelopment of the site in accordance with the planning controls agreed to in the Community Forums and is an efficient way of achieving the intended outcomes of the Planning Proposal.

The site would also be added to the key sites map to ensure the site is appropriately identified.

Since the intended outcome of the Planning Proposal is to allow a redevelopment of the site for self-contained seniors housing, which is permissible in the zone, a rezoning of the site is not required to achieve the intended outcome.

The current planning controls applying to the site, an FSR of 1.5:1 and a maximum wall height (under DCP 2013) of 3.6 meters are not sufficient to allow

a comprehensive and viable redevelopment of the site, which would yield significant advantages for the supply of modern self-contained seniors and affordable housing in the local area. As outlined above, the extent of variation to the development standards is outside the scope of Clause 4.6 of LEP 2013.

Accordingly, the development controls under LEP 2013 need to be amended to allow for the redevelopment of the site to achieve the desired outcomes of seniors and affordable housing. Incorporating a local provision covering the site under Part 6 is the most efficient way, in terms of amendments required to clauses and mapping, to achieve the intended outcome of the Planning Proposal.

Accordingly, the Planning Proposal is the best, most efficient and most time effective approach of achieving the intended outcome.

Section B – Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Plan for Growing Sydney

In December 2014, ‘A Plan for growing Sydney’ was released, which is the NSW Government’s overarching strategic plan for the Sydney Metropolitan area to 2031. The Plan identifies key challenges facing Sydney including a population increase of 1.6 million by 2034, the need for 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies the Government’s vision for Sydney which is for a strong global city, a great place to live.

To achieve this vision, the Government has set down goals that Sydney will be:

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To achieve these goals, the Plan sets out directions and actions as well as priorities for each subregion. The relevant directions with respect to this Planning Proposal are outlined below, which the Planning Proposal is considered to be consistent with.

Table 1 Consideration of Goals of A Plan for Growing Sydney

Direction	Response
Goal 1: A competitive economy with world-class services and transport	

Direction 1.6 – Expand the Global Economic Corridor	The site is located on the edge of the 'global economic corridor'. The Planning Proposal will allow a redevelopment of the site for a mixed-use and seniors housing development on the site, which will increase job opportunities within Leichhardt and the immediate area. The Planning Proposal is consistent with this Direction.
Goal 2: A city of housing choice, with homes that meet our needs and lifestyles	
Direction 2.1: Accelerate housing supply across Sydney	Increasing housing supply and choice is identified as a high priority for meeting Sydney's future housing need and reducing pressure on house prices. The target of 664,000 new dwellings in Sydney by 2031 has been set by the Government with Action 2.1.1 stating that the area's most suitable for significant urban renewal are those connected to employment, well-served by public transport and in and around strategic centres. The Planning Proposal will allow for the redevelopment of the site to provide additional housing opportunities in close proximity to services and public transport including buses and light rail. This proposed additional housing will be for seniors with some affordable places which will ensure different households can be accommodated within the site. While the Planning Proposal does not specify the exact composition of future housing on the site, such diversity has been shown on concept plans to consist of one and two bedroom units with 15% to be affordable places under the Seniors SEPP. The Planning Proposal is consistent with this Direction.

Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs	The Planning Proposal will allow for urban renewal on the site by removing a dilapidated and unused structure and transform it into a mixed use, seniors housing development capable of providing accommodation for around 40 separate households. The location is accessible to services and public transport and will provide some employment in both the residential accommodation as well as the commercial uses along Norton Street. Action 2.2.1 acknowledges that a significant proportion of Sydney's future housing supply is to come from small-scale, Council-led urban infill development around public transport and local centres, which is achieved by this Planning Proposal. The Planning Proposal is consistent with this Direction.
Direction 2.3: Improve housing choice to suit different needs and lifestyles	The Planning Proposal provides housing choice for seniors and people with a disability that allows people to stay in their home as they age. Housing affordability is also addressed in the Planning Proposal. The Planning Proposal is consistent with this Direction.
Goal 3: A great place to live with communities that are strong, healthy and well connected	
Direction 3.1: Revitalise existing suburbs	The Planning Proposal involves revitalising a site for urban renewal which is already serviced with infrastructure and access to public transport and services. The Planning Proposal will improve the streetscape of the site and will allow for the activation of the Norton Street frontage for retail and community uses. The Planning Proposal is consistent with this Direction.
Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources	
Direction 4.1: Protect our natural environment and biodiversity	The Planning Proposal will not adversely impact on the natural environment as the site is already used for urban purposes

	and only a small number of trees are proposed to be removed. Further tree planting and deep soil zones are required to be provided in the requested amendments to the Planning Proposal. The Planning Proposal is consistent with this Direction.
Direction 4.2: Build Sydney's resilience to natural hazards	The site is not affected by any natural hazards which cannot be accommodated by the proposal. The Planning Proposal is consistent with this Direction.
Direction 4.3: Manage the impacts of development on the environment	The Planning Proposal will allow for a future redevelopment of the site generally in accordance with the building envelope controls developed at the Community Forums and will be subject to the provisions of the BASIX SEPP to ensure it is energy efficient. The Planning Proposal is consistent with this Direction.
Central Subregion Priorities for Central Subregion	
Accelerate housing supply, choice and affordability and build great places to live	<p>The Plan includes priorities for the Central Subregion, in which the Inner West Council is located, including accelerating housing supply. Within this priority, the Plan identifies the following action:</p> <p><i>“Work with Councils to identify suitable locations for housing intensification and urban renewal, including employment agglomerations, particularly around Priority Precincts, established and new centres, and along key public transport corridors including the Airport; Inner West and South Line; the Eastern Suburbs and Illawarra Line; the Bankstown Line; Inner West Light Rail; CBD and South East Light Rail; and Sydney Rapid Transit”.</i></p> <p>The Planning Proposal will allow an increase in housing supply in a local centre close to public transport and services, which will allow for seniors housing with some affordable places which is consistent with this action. Urban renewal will be undertaken within an established area with access to services. The Planning Proposal is consistent with this Direction.</p>

The Planning Proposal is consistent with *A Plan for growing Sydney*

Draft Central District Plan (November 2016)

The *Draft Central District Plan* (draft District Plan) was released by the Greater Sydney Commission in November 2016 and sets out priorities and actions for Greater Sydney's Central District. This draft District Plan, which is also accompanied by a draft amendment to *A Plan for Growing Sydney*, identifies a five-year housing target that is based on both the District's dwelling need and the opportunity to deliver supply. The plan nominates a five-year housing target of an additional 5,900 dwellings in the Inner West local government area.

This Draft District Plan translates and tailors metropolitan planning priorities for each District by giving effect to the four goals of *A Plan for Growing Sydney*, by describing proposed priorities and actions for the District in terms of:

- A productive city (Goal 1)
- A liveable city (Goals 2 and 3)
- A sustainable city (Goals 3 and 4).

The draft District Plan identifies outcomes and priorities in terms of productivity, liveability and sustainability priorities. The outcomes and actions with Council's as partners relevant to the Planning Proposal include the following:-

Productivity Actions

- Develop better understanding of the value and operation of employment and urban services land with the outcome to be provided in an increase in total jobs (P5).

Liveability Actions

- Identify the opportunities to create the capacity to deliver 20-year strategic housing supply targets with the outcome to be provided being the creation of housing capacity targets (L1);
- Councils to increase housing capacity across the District with the outcome to be provided being the creation of housing capacity and increase in diversity of housing choice (L3);
- Encourage housing diversity with the outcome to be provided being an increase in diversity of housing choice (L4);
- Support Council's to achieve additional affordable housing with the outcome to be provided being an increase in affordable housing (L6);
- Provide guidance on Affordable Rental Housing Targets with the outcome to be provided being an increase in affordable rental housing (L7 and L8);

The Planning Proposal is consistent with these actions of the Draft District Plan given it will allow the redevelopment of the site for additional housing opportunities which includes seniors housing and affordable housing. The Planning Proposal will

also allow activation of the Norton Street frontage and provide jobs closer to home in the retail/commercial area along the ground floor of the future development of the site. The Planning Proposal will assist in achieving the housing and employment targets of the Draft Central District Plan. The Planning Proposal is consistent with the Draft Central District Plan.

Assessment Criteria

'A guide to preparing planning proposals' establishes Assessment Criteria to be considered in the justification of a Planning Proposal, which is considered below.

Table 2 Consideration of the Planning Proposal against the Assessment Criteria of 'A guide to preparing planning proposals'

Criteria	Assessment
(a) Does the proposal have strategic merit? Is it:	
<ul style="list-style-type: none"> Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; 	As outlined above, the Planning Proposal is consistent with the Draft Central District Plan as it will allow greater housing choice for seniors housing, provide affordable housing and will assist the area in meeting its housing targets under the Plan. There are no corridor or precinct plans affecting the site. The Proposal is not within the land affected by the Parramatta Road Urban Transformation Strategy (PRUTS), however, it will assist in meeting the aims of this Strategy which include revitalising the area, particularly along Norton Street, with a vibrant mixed use precinct.
<ul style="list-style-type: none"> Consistent with the relevant local council strategy that has been endorsed by the Department; or 	Council has not prepared a local strategy that includes the site, however, the Planning Proposal is consistent with the Leichhardt 2025+ Strategic Plan.
<ul style="list-style-type: none"> Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls. 	The Planning Proposal responds to changing demographic trends in that there is a need for self-contained seniors housing due to the ageing of the population as well as for affordable housing given the housing affordability concerns in Sydney. The site is in a dilapidated state and cannot be used for seniors housing in its current condition.
(b) Does the proposal have site-specific merit, having regard to the following:	
<ul style="list-style-type: none"> The natural environment (including known significant values, resources or hazards), 	The Planning Proposal is located within existing urban land and does not have any significant environmental values or hazard constraints which have not been considered in this assessment by the

	relevant Council Officers. Further consideration of additional landscaping opportunities on the site will be undertaken at DA stage.
<ul style="list-style-type: none"> The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and 	The Planning Proposal has considered the potential impacts on the built environment and adjoining properties in its Urban Design Report. The Planning Proposal urban design report needs to be revised to ensure it is consistent with the ADG and Seniors SEPP 2004, and reduces potential adverse impacts on adjoining properties while providing additional seniors housing opportunities in the area.
<ul style="list-style-type: none"> The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision. 	There are existing services to the site for the Planning Proposal, which will be augmented by the applicant, where required, at DA stage. It is not anticipated that the density increases will create substantial additional demand for infrastructure and services at the site.

Accordingly, it is considered that the Planning Proposal has strategic merit as well as site-specific merit in accordance with this assessment criteria subject to the requested amendments to the urban design scheme for the site under the Planning Proposal.

Q4. Is the planning proposal consistent with the council's local strategy or other local strategy plan?

There a number of local strategies and plans (including those adopted by the former Leichhardt Council) that are relevant to the Planning Proposal, which are considered below:

Leichhardt 2025+ Community Strategic Plan

The Leichhardt 2025+ Strategic Plan was developed to guide and direct the former Leichhardt Council and the community in achieving their development goal of a “sustainable, connected and liveable community”. Leichhardt 2025+ identifies the community’s main priorities for the future and guides delivery of Council services over a ten year period. The following table outlines the relevant goals of this Plan for the current Planning Proposal.

Table 3 Consideration of Leichhardt 2025+ Strategic Plan

Key service area	Goal	Comment
Social		
Community Well-being	A Leichhardt community that is equitable, cohesive,	The Planning Proposal will allow for the provision of

	connected, caring, diverse, healthy, safe, culturally active, creative and innovative, and has a strong sense of belonging and place.	additional housing for seniors and affordable places that will accommodate a variety of unit types to cater for the ageing population. The site is well located for community, recreational, retail and transport services allowing for a greater amount of wellbeing for future residents.
Accessibility	Easy access for people, services and facilities that promotes the amenity and safety of the community.	The proposal will allow for equitable access throughout the building, to be designed for seniors housing. The close proximity of the site to services and the level entry into the building will ensure accessibility is provided for all.
Environment		
Place where we live and work	A liveable place – socially, environmentally and economically.	The Planning Proposal has generally been designed within the building envelopes developed in the Community Forums. It seeks to redevelop the site while limiting adverse impacts on adjoining properties. There are, however, several concerns with the urban design scheme for the site, which requires revisiting prior to post Gateway community consultation. The Planning Proposal involves housing for seniors and affordable places which allows for a socially liveable place. The Planning Proposal also allows for activation of Norton Street which will provide a boost to the local economy.
A sustainable environment	A sustainable environment	The Planning Proposal

	created by inspiring, leading and guiding our social, environmental and economic activities.	seeks to implement the building envelope controls which were developed at Community Forums.
Economic		
Business in the Community	Thriving businesses and a vibrant community working together to optimise economic potential.	The Planning Proposal will involve the activation of the Norton Street frontage which will revitalise the site and increase economic potential of the area.

The Planning Proposal is considered to be consistent with Leichhardt 2025+ Strategic Plan.

Leichhardt Community and Cultural Plan 2011-2021

The Leichhardt Community and Cultural plan comprises an integrated 10 year strategic service plan, supported by a 4 year service delivery plan, that addresses the social and cultural aspirations and challenges of the Leichhardt Local Government Area. The Plan seeks to achieve the following shared strategic objectives:

1. Connecting people to each other.
2. Connecting people to place.
3. Developing community strengths and capabilities.
4. Enlivening the arts and cultural life.
5. Promoting health and wellbeing.

The four-year service plan outlines actions, activities and programs to meet the strategic objectives, outcome and strategies outlined in the Plan and identifies the responsibilities and resources required to implement the plan.

The Planning Proposal is consistent with this Plan in that it will provide additional self-contained housing opportunities for seniors, as well as affordable places, which will assist an older population to age-in-place in a well serviced location. The Planning Proposal will also allow a good level of accessibility to the site, will assist in revitalising Norton Street in this location and will allow lasting connections to places by allowing people to age-in-place.

Integrated Transport Plan

Leichhardt's Integrated Transport Plan comprises of the 10 Year Strategic Plan and the 4 Year Service Delivery Plan which aims to connect people to each other and connect people to place by fostering environmental improvements and improve safety for all of the community. To achieve this, the Integrated Transport Plan identifies nine objectives for accessibility, environmental improvement, equity, access and accessibility, social inclusion, cultural engagement and community wellbeing, which include:

1. Improve accessibility within and through the local government area.
2. Create a legible, direct and safe pedestrian and cycling environment.
3. Encourage public transport use
4. Provide appropriate levels of parking.
5. Provide a safe and efficient road network for all road users.
6. Facilitate integration of land use, transport and community and cultural activities.
7. Provide convenience for users of Leichhardt.
8. Promote health and wellbeing.
9. Improve environmental conditions.

The Planning Proposal is considered to be consistent with these objectives because:

- The site is located next to two bus stops which allow connections throughout the region and encourages the use of public transport;
- Development on the site will provide adequate car parking within the basement level accessed via the rear laneway;
- The proposal will not adversely affect the local road network; and
- The proposal allows for the integration of housing with availability of transport services.

The Planning Proposal is consistent with Leichhardt's Integrated Transport Plan.

Leichhardt Economic and Employment Development Plan

The *Leichhardt Employment and Economic Development Plan* provides a strategic framework to help realise the community's vision of a sustainable, liveable and connected community. It is comprised of a 10 Year Strategic Plan which sets out broad strategies and initiatives and a 4-year Service Delivery Plan that contains the actions, activities, projects and services that will work to deliver the strategic objectives.

The strategies of the Plan include:

- *Strategy 1 – Make Place Matter: A strong sense of space and identity that creates centres and corridors that can encourage shoppers, workers and visitors to enjoy and stay longer.*
- *Strategy 2 – Meet People's Needs: LGA has an extensive range of quality businesses that are convenient for people to use and access.*
- *Strategy 3 – Embrace the New Economy: The LGA as a place that shares and supports innovation and creativity.*
- *Strategy 4 – Protect and Leverage Economic Assets: The LGA's economic assets are strategically managed for current and future generations.*
- *Strategy 5 – Make Business and Employment Easier: living and working in the LGA is easier than in competing areas.*
- *Strategy 6 – Communicate and Connect with Partners: A culture of cooperation and respect exists between businesses, chambers of commerce*

and Council where each take responsibility for their own role in implementing economic development.

- *Strategy 7 – Tell the World: the LGA attracts more shoppers, visitors and businesses.*

The Planning Proposal is consistent with these strategies in that the proposal will provide additional self-contained seniors housing opportunities in close proximity to transport and services and will allow for activation of the Norton Street frontage which will stimulate the economy in the area. Good amenity and pleasant surroundings with access to a range of outdoor and indoor recreation/leisure facilities is provided as well as a purpose-built seniors housing to assist in meeting the identified need for aged care accommodation within the Inner West.

Draft Inner West Council's Affordable Housing Policy 2016

At its meeting on 6 December 2016, Council resolved to put the *Draft Inner West Council Affordable Housing Policy 2016* on public exhibition to seek community comment. Council's research shows that the Inner West has experienced some of the most rapid real increases in housing prices (rental and purchase) over the past decade, with accelerating trends in recent years. This is leading to serious impacts on the social and economic fabric of the local community, including a large, disproportionate and growing number of local people in housing stress who are sacrificing basic necessities to pay for their housing costs and a considerable displacement of historical populations through ongoing gentrification and non-replacement of affordable and lower cost housing. There is also an unmet need for affordable housing among workers in the emergency and community services sector as well as among more vulnerable groups such as aged pensioners and people with a disability.

The Affordable Housing Policy states that the Council is committed to protecting and increasing the supply of housing stock that can be affordably rented or purchased by very low, low, and moderate income households, including target groups identified as having particular housing needs in the Inner West Council area. These include asset poor older people, including long-term residents of the LGA and people with special housing or access needs, people with a disability and frail aged people. The Affordable Housing Policy states that Council will seek to enter into affordable housing development and management partnerships with a relevant Community Housing Provider.

The Planning Proposal involves providing 15% of the future self-contained seniors housing as affordable places, consistent with this policy, which seeks to require any residential developments with 10 or more units to provide approximately 15% of the units as affordable housing. These affordable places will be available to persons who satisfy the criteria under the Seniors SEPP 2004. This is considered to be a very vulnerable group and therefore Council supports these affordable places being dedicated to this group in the population.

Uniting is a Community Housing Provider and is committed to providing the full spectrum of care and support for the vulnerable and the disadvantaged, having entered into an MOU with the former Leichhardt Council to deliver a 15% ratio of

affordable housing or housing for those on lower income levels on this site. The affordable places will be provided and managed by Uniting pursuant to the Voluntary Planning Agreement (VPA), for which an offer has been made.

It is considered that the Planning Proposal is consistent with the Draft Affordable Housing Policy 2016 subject to the provision of a VPA as outlined in the letter of offer submitted with the Planning Proposal. Council's Affordable Housing Officer considers that the Planning Proposal is satisfactory subject to this VPA being prepared.

Heritage Assessment – Norton Street Corridor

This Heritage Assessment identified the site as being a 'potential development site', in which demolition is possible on the basis that the replacement building is in keeping with the character of the conservation area and the heritage items in close proximity. The Planning Proposal is generally consistent with this study in that it adopts the building envelope controls which were developed in Community Forums and reviewed by Council officers.

The Heritage Impact Statement prepared with the Planning Proposal considers that there will be no adverse impact on the heritage values of the area resulting from the Planning Proposal. Council's Heritage Officer has reviewed the Planning Proposal and considers that the proposed design should reflect the significance of the heritage conservation area. The urban design scheme of the site has been revisited in response to the Gateway Determination to ensure, among other things, that future development on the site is compatible with the heritage conservation area.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the applicable State Environmental Planning Policies (SEPPs) as shown in the table below.

Table 4 Assessment of the Planning Proposal against the relevant SEPPs

State Environmental Planning Policy (SEPP)	Comment
SEPP 55 – Remediation of Land	The Planning Proposal does not contradict or hinder the application of this SEPP. The Planning Proposal does not include land that has been historically used for any purpose in Table 1 to the Contaminated Land guidelines. The potential for land contamination is considered unlikely and can be further assessed at DA stage. The Planning Proposal is generally consistent with this SEPP.
SEPP 64 - Advertising and Signage	The Planning Proposal does not

	<p>contradict or hinder the application of this SEPP. The Planning Proposal does not include any details regarding advertising and signage, however, this is likely to be incorporated into a future DA for the site, at which time this SEPP will be considered in detail. The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.</p>
SEPP 65 - Design Quality of Residential Apartment Development	<p>The Planning Proposal does not contradict or hinder the application of this SEPP. The Urban Design Report provided with the Planning Proposal investigated the implications of the design quality principles in the SEPP and also included an indicative compliance against the provisions of the ADG, which has been considered.</p> <p>The ADG controls relate to amenity issues such as open space, solar access and ventilation, privacy and streetscape. There are some non-compliances of the Planning Proposal with these controls, and accordingly there are some aspects of the Planning Proposal which require amendment to ensure that any future proposal on the site is consistent with the provisions of the ADG.</p> <p>In particular, a greater amount of communal open space and deep soil zones is required as well as various changes to the building envelopes controls outlined in the Urban Design Report. Subsequently, the current Planning Proposal to be submitted to the Minister requests that a Gateway determination require the urban design scheme for the site be revised prior to exhibition to reflect the development concept envisaged under the current Planning Proposal.</p> <p>Furthermore, the future DA will need to demonstrate consistency with this SEPP.</p>
SEPP 70 - Affordable Housing (Revised Schemes)	<p>The Planning Proposal does not contradict or hinder the application of this SEPP. The future development can</p>

	provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
SEPP (Affordable Rental Housing) 2009	The Planning Proposal does not contradict or hinder the application of this SEPP.
BASIX SEPP	The Planning Proposal does not contradict or hinder the application of this SEPP. A future development application for any BASIX Affected development must comply with its provisions.
SEPP (Exempt and complying Development) 2008	The Planning Proposal does not contain any proposed new uses or other provisions which would be contrary to the provisions of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	<p>The Planning Proposal does not contradict or hinder the application of this SEPP. The future development on this site will be subject to this SEPP.</p> <p>The site satisfies the locational criteria in Clause 26 for location and access to services and proposes self-contained dwellings as defined by Clause 13 of the Seniors SEPP.</p> <p>This SEPP includes provisions that allow bonus FSR incentives if the proposal includes affordable housing. The future DA will need to assess the consistency of the development against the provisions of this SEPP.</p> <p>In general, the Planning Proposal is consistent with this Policy with the exception of some of the matters required to be considered under the design principles in Clauses 33, 34 and 35 of the Policy. A revised urban design scheme for the site in amendments to the Planning Proposal is required. These amendments should be provided prior to community consultation.</p> <p>The Planning Proposal is generally consistent with the provisions of the Seniors SEPP 2004 subject to the requested various amendments to the urban design controls outlined in this report.</p>

SEPP (Infrastructure) 2007	The Planning Proposal does not contradict or hinder the application of this SEPP. Concurrence from the RMS may be required; however, this is unlikely given the small scale of the car parking proposed.
----------------------------	--

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal has been assessed against each of the Section 117 directions. Consistency with relevant directions are discussed in the table below.

Table 5 Assessment of the Planning Proposal against the relevant s117 Directions

Direction title	Requirement	Comments	Consistent
1. Employment And Resources			
1.1 Business and Industrial Zones	(4) A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	The Planning Proposal achieves the objectives of this direction which include encouraging employment growth in suitable locations, protecting employment land in business and industrial zones, and supporting the viability of identified strategic centres. This is achieved via the activation of the Norton Street frontage with retail/commercial uses as well as providing a more efficient use of the site for housing which will stimulate the local economy.	Yes
1.2 Rural Zones	N/A	Not applicable	N/A
1.3 Mining, Petroleum production and Extractive Industries	N/A	Not applicable	N/A
1.4 Oyster Aquaculture	N/A	Not applicable	N/A
1.5 Rural Lands	N/A	Not applicable	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	N/A	Not applicable	N/A
2.2 Coastal	N/A	Not applicable	N/A

Protection			
2.3 Heritage Conservation	<p>(4) A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p>	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The site is located in a heritage conservation zone and in close proximity to a local heritage item.</p> <p>The Planning Proposal is accompanied by a Heritage Impact Statement which concludes that the Planning Proposal will not adversely impact on the significance of the conservation zone or nearby heritage item. The future DA will be accompanied with a further HIS. The Planning Proposal is generally consistent with this direction, however, the urban design scheme for the site is to be revised to ensure, among other issues, that the integrity of the heritage conservation area is maintained.</p>	Yes
2.4 Recreation Vehicle Areas	N/A	Not applicable	N/A
2.5 Application of E3 and E3 zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable	N/A
3. Housing, Infrastructure and urban Development			
3.1 Residential Zones	<p>(4) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing</p>	<p>The objectives of this direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that</p>	Yes

	<p>infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>	<p>new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.</p> <p>The Planning Proposal encourages a variety of housing types, including one and two bedroom units, which are for self-contained seniors housing with an affordable housing component. The Planning Proposal also utilises existing infrastructure by maximising the permitted density on the site by making more efficient use of existing resources. The Planning Proposal will generally minimise adverse impacts on adjoining development, however, further refinement of the urban design scheme for the site is required prior to community consultation to ensure such impacts on adjoining properties (particularly bulk and scale and overshadowing) are appropriately mitigated.</p>	
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable	N/A
3.3 Home Occupations	N/A	Not applicable	N/A

3.4 Integrating Land Use and Transport	<p>(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>	<p>The objective of this direction is to improve access to housing, jobs and services by walking, cycling and public transport, increasing the choice of available transport and reducing dependence on cars, and reducing travel demand. The Planning Proposal is consistent with these objectives given it will allow greater housing opportunities in an accessible location close to public transport and services, thereby reducing travel demand and time.</p>	Yes
3.5 Development Near Licensed Aerodromes	<p>(4) In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:</p> <p>(a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,</p> <p>(b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,</p> <p>(c) for land affected by the OLS:</p> <p>(i) prepare appropriate development standards, such as height, and</p> <p>(ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome</p> <p>(d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.</p> <p>(5) A planning proposal must not rezone land:</p> <p>(a) for residential purposes, nor</p>	<p>The objectives of this direction are to ensure the effective and safe operation of aerodromes, to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>The land is in the vicinity of Sydney Airport with the proposed maximum building height less than five (5) storeys being compliant with the OLS contour of 100 and 110 AHD for the site.</p>	Yes

	<p>increase residential densities in areas where the ANEF, as from time to time advised by that Department of the Commonwealth, exceeds 25, or</p> <p>(b) for schools, hospitals, churches and theatres where the ANEF exceeds 20, or</p> <p>(c) for hotels, motels, offices or public buildings where the ANEF exceeds 30.</p> <p>(6) A planning proposal that rezones land:</p> <p>(a) for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25, or</p> <p>(b) for hotels, motels, offices or public buildings where the ANEF is between 25 and 30, or</p> <p>(c) for commercial or industrial purposes where the ANEF is above 30, must include a provision to ensure that development meets AS 2021 regarding interior noise levels.</p>	<p>The site is located predominantly within a contour of 20 ANEF, and a residential development is a 'conditionally acceptable' use within the contour.</p> <p>An Aircraft Noise Intrusion Assessment has been undertaken which concluded that subject to recommendations; the Planning Proposal will satisfy AS2021. This issue will be considered in detail at DA stage.</p>	
3.6 Shooting ranges	N/A	Not applicable	N/A
4. Hazard and Risk			
4.1 Acid Sulfate Soils	<p>(4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>(5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or</p> <p>(b) such other provisions provided by the Director-General of the Department of Planning that are</p>	<p>The site is identified as being Class 5 acid sulfate soils. The future DA will be subject to the provisions of Clause 6.1 of the LEP 2013.</p> <p>While the Planning Proposal will facilitate an intensification of residential development, it will not permit additional uses beyond those currently permitted in the B2 zone.</p> <p>The Planning Proposal does not contradict or hinder application of the acid sulphate soils provisions in LEP 2013.</p> <p>This issue will be considered in more detail at</p>	Yes

	<p>consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>(6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act.</p> <p>(7) Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5).</p>	the DA stage.	
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable	N/A
4.3 Flood Prone Land	The site is not located on flood prone land.	Not applicable	N/A
4.4 Planning for Bushfire Protection	The site is not located on bushfire prone land.	Not applicable	N/A
5. Regional Planning			
5.1 Implementation of Regional Strategies	N/A	Not applicable	N/A
5.2 Sydney Drinking Water Catchment	N/A	Not applicable	N/A
5.3 Farmland of State and Regional Significance on	N/A	Not applicable	N/A

the NSW Far North Coast			
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A	Not applicable	N/A
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable	N/A
5.10 Implementation of Regional Plans	N/A	Not applicable	N/A

6. Local Plan Making

6.1 Approval and Referral Requirements	<p>(4) A planning proposal must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>(i) the appropriate Minister or public authority, and</p> <p>(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and</p> <p>(c) not identify development as designated development unless the relevant planning authority:</p> <p>(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a</p>	The Planning Proposal does not involve any concurrence, consultation or referral provisions.	Yes
--	--	--	-----

	<p>significant impact on the environment, and</p> <p>(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>		
6.2 Reserving Land for Public Purposes	<p>(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</p> <p>(5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Director-General of the</p>	The Planning Proposal does not involve any changes to land for public purposes.	Yes

	<p>Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.</p> <p>(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>		
6.3 Site Specific Provisions	<p>(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.</p> <p>Consistency</p> <p>(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General)</p>	<p>The Planning Proposal involves an amendment to LEP 2013, however, does not involve adding another use to the land use table as seniors housing and commercial premises are both permissible under the current zoning for the site.</p> <p>While the Planning Proposal involves increasing the FSR development standard for the site, this development standard is already contained in LEP 2013 and has been varied on a site-specific basis previously (Terry Street Rozelle (CI 6.15) and Allen Street Leichhardt (CI 6.17)).</p> <p>It is therefore considered that the Planning Proposal is consistent with the approach of other site-specific clauses of LEP 2013 and is satisfactory.</p>	Yes

	that the provisions of the planning proposal that are inconsistent are of minor significance.		
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	(4) Planning proposals shall be consistent with: (a) the NSW Government's A Plan for Growing Sydney published in December 2014.	The Planning Proposal will achieve the vision and desired outcomes of the Plan by increasing the supply of self-contained housing, specifically seniors and affordable housing, on the periphery of the global economic corridor and in close proximity to the CBD and public and active transport infrastructure while maintaining the amenity of the local area. Consistency of the Planning Proposal with this Plan is further discussed in Section B, Q3.	Yes

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal??

There is no known critical habitat, threatened species, populations or ecological communities or their habitats located on the subject site.

An *Arboricultural Impact Appraisal* (Arborists Report) was prepared by Naturally Trees dated 29 November 2016 which considered 10 trees, including seven (7) trees on the site and three (3) trees adjoining the site. This report described the on-site trees, which are located in the existing central courtyard, as a mix of ornamental, coniferous and indigenous trees. The trees located outside of the site include a street tree on Norton Street, a street tree on Carlisle Street and a tree located on the rear laneway.

Of the trees located adjoining the site, all these trees can be retained as they are outside the likely building footprint of the site, subject to protection measures outlined in the Arborists report. The trees located in the site are described as not worthy of retention, with three (3) of these on-site trees described as Class 4 weeds which should be removed.

Council's Landscape Officer concurs that the on-site trees can be removed, however, he considers replacement landscaping, as well as additional deep soil areas, should be provided on the site. The Planning Proposal will require various

amendments, including the provision of additional landscaping and deep soil areas, as outlined in this report, prior to exhibition.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Traffic and Parking

A Traffic Report has been prepared by Colston Budd Rogers & Kafes Pty Ltd dated October 2016 which analysed the Planning Proposal in terms of the likely car parking provision, vehicular access to the site and the potential impact on the surrounding road network. This report concluded that the proposal would provide sufficient car parking and vehicle access, with traffic generated being accommodated within the existing road network.

Council's Traffic Engineer has considered the proposal and raised various concerns regarding the car parking provision, which appeared to be inconsistent throughout the documentation, and about the lack of provision of ramps or vehicular driveway(s) to access the basement level (which may subsequently impact on car parking provision). There is also a lack of detailed information relating to traffic considerations such as surveys of comparable sites to determine the likely traffic generation and demand for car parking to be provided, including peak visitation hours and peak demand. The servicing requirements for the site and car parking for medical attendants, ambulance/emergency vehicles and staff were not adequately covered.

Potential traffic congestion on the rear laneway due to the potential traffic generation was not adequately addressed. There were various concerns raised regarding inaccuracies in the survey plan for the site, including conflicting information on the status and location of a right of way/laneway to the rear of the adjoining properties to the south of 158-166 Norton Street, which needs to be clarified. The position of driveways located opposite for the western adjacent residential properties may also require further consideration, in order to ensure that there are no conflicts with the traffic movement and the amenity of surrounding dwellings (particularly from car headlights on front rooms of these properties).

It is acknowledged that the site is well serviced by public transport, including buses along Norton Street and proximity to light rail services.

It is requested that a Gateway determination require an amended Traffic Impact Assessment to be prepared as well as a revised concept basement plan, which would be peer reviewed by Council prior to exhibition.

Heritage

A *Heritage Impact Statement* has been prepared by City Plan Heritage dated July 2016 which assessed the potential impacts of the planning proposal on the heritage significance of the heritage conservation area (HCA) and the nearby heritage item (1168) comprising the Royal Hotel on the corner of Norton and Carlisle Streets.

The Heritage Impact assessment stated that the proposed new building envelopes will allow for a larger scale development, which takes into consideration the heritage context with the gradual increase in setbacks providing articulation. This was considered to reduce the bulk of any future development, preventing the development from being imposing while respecting the scale and form of the traditional commercial streetscape of Norton Street and the surrounding residential streetscapes.

This report concluded that the Planning Proposal will have no adverse impact on the significance of the heritage items located in proximity or the HCA and that the proposal demonstrates compliance with the existing controls regarding heritage conservation subject to appropriate conditions in relation to archival recording of the existing building prior to demolition and a heritage interpretation be included in a future DA for the site.

Council's Heritage Officer reviewed the Planning Proposal and while the proposal is generally supported, there were several concerns raised in relation to the appropriateness of the proposed built form outlined in the urban design report in the context of the HCA. These concerns were predominately related to the setbacks of upper levels, the requirement for the individual shop forms along Norton Street to mimic the rhythm of the street and not appear as a single combined development. The external materials and colours to be used should respect the heritage values of the area.

Urban Design, Built Form and Draft DCP Amendments

The Proponent's Planning Proposal seeks to amend the FSR to 3:1 and introduce a maximum height control applying to the site of RL 50.4. The proposed DCP amendments exhibited with this Planning Proposal will guide the design of this redevelopment with provisions for the built form, street frontage heights and setbacks.

The proponent's urban design concept generally accords with AJ+C controls endorsed by the former Leichhardt Council at community forums and in the related Memorandum of Understanding (MOU). The draft controls resulting from the community forums and drafted by AJ&C (2014) are broad brush and were not subject to detailed assessment as acknowledged in Clause 5 of the MOU. Council's detailed analysis of the proposed built form and envelope controls does however raise concerns regarding the possible poor amenity within the proposed development and potential impacts on the adjoining properties.

Consequently the draft DCP has been revised to ensure that the impacts from the proposed increased building heights and site coverage can be managed more effectively. The draft DCP includes street wall heights and setback controls to articulate the building and respond to the surrounding development. The proposed building controls reflect the height, bulk and scale of the existing building.

To ensure consistency with the existing built form and minimal adverse impacts from the additional height, Norton Street will have a street wall height of four storeys. The fifth storey along Norton Street (RL 50.4) will be setback by a minimum of 6 metres from the

street wall. This will ensure that the proposed building appears to be four storeys when viewed from the street and that the highest storey is substantially setback from the street frontage.

Development on Carlisle Street will be setback by a minimum of 3 metres. The proposed setback will provide an opportunity for deep soil planting. The maximum building height on Carlisle Street will be three storeys (RL 43.6). Any additional storey will be setback by a minimum of 6 metres from the Carlisle Street site boundary.

The redevelopment of the former Harold Hawkins Boarding House provides an opportunity to improve the amenity of the existing dwellings and create an attractive setting for the surrounding area. Development on the western site boundary will be setback by a minimum of 1.5m from the rear laneway. This setback will provide an opportunity to incorporate landscaping trees and a soft transition between the scale of new and neighbouring buildings.

The building height along the rear laneway will be limited to two storeys (RL 40.4). The third and fourth storeys will be setback by a minimum of 3 metres from the top of the second storey and the fifth storey will be setback by a minimum of 6 metres from the site boundary. The building articulations and setbacks will help surrounding dwellings retain visual privacy and solar access and enhance the existing amenity of the surrounding properties.

It should be noted however that the western side of the site is 2.69m lower than the eastern boundary along Norton Street. This means that the two storey development on the rear laneway will visually appear to be 3 storeys as it will include basement parking that is partially above ground level. Thus, any additional height over the above prescribed heights would be detrimental to the character of the area.

Development on the eastern boundary of the southern leg of the L-shaped site will be setback by a minimum of 1.5m from the site boundary. This proposed setback from the dunny lane will ensure that building separation is maintained between the rear of sites 158-166 Norton Street and subject site in the future.

Building height along the northern site boundary is likely to be limited to a maximum of two storeys (RL 40.4), unless the merits of additional storeys on the boundary can be demonstrated to have no adverse impacts on adjoining properties. Otherwise additional storeys will be setback by a minimum of 6m from the site boundary. Sight line diagrams will be required at the DA stage (both to and from the site) to demonstrate that a 6m setback to the northern boundary is sufficient for the upper levels. In general development on the northern boundary should ensure that there are minimal overlooking impacts on the private open space of the adjoining residential properties. In order to ensure that the amenities of the surrounding dwellings are not compromised, additional setbacks may have to be proposed for the upper levels at the DA stage.

It is envisaged that the proposed built form as suggested in the proposed DCP amendments will generally comply with the design quality requirements of *Urban Design guidelines for infill development (UDAS 2004)* and *State Environmental Planning Policy 65- Design quality of Residential Apartments (SEPP 65)*.

Privacy and Overlooking

The Planning Proposal envisages a much larger building on the site than currently exists. This could have potential privacy impacts for the northern and western properties. Sight line diagrams (both to and from) should be provided to demonstrate that the 6 metre setback to the northern boundary is sufficient for the upper levels. Similarly, greater setbacks may be required along the western (laneway) boundary to ensure privacy is maintained for the residential dwellings located on the western side of the laneway opposite the site.

Overshadowing

The potential overshadowing impacts of the Planning Proposal are outlined in the Urban Design Report. This analysis indicates that the adjoining properties to the south, comprising Nos 158-166 Norton Street, will be overshadowed in the morning and afternoon in midwinter. While the shadowing is less in the morning, the built form currently proposed in the Planning Proposal is likely to result in significant overshadowing such that these adjoining properties are unlikely to receive adequate sunlight in accordance with the requirements of DCP 2013.

Increased setbacks to the upper levels of the proposal from the adjoining developments to the south facing Norton Street are likely to be required to reduce the potential overshadowing impacts.

Landscaping and Deep Soil Zones

The Planning Proposal provides limited deep soil planting opportunities with only 83sq.m. for landscaping and deep soil zone. Additional deep soil areas are required, potentially located along the laneway on the western site boundary, which would also assist with minimising overlooking of the residential properties on the western side boundary of the site. Opportunities for tree planting and an increased deep soil zone on the site will improve residential amenity.

Aircraft Noise

The potential impacts from aircraft noise have been considered in the Aircraft Noise Intrusion Assessment. Council's Health Officer considered issues relating to acoustics, including aircraft noise and plant and equipment. The acoustic report was considered to satisfactorily assess the potential impact of aircraft noise intrusion on the residential units with the majority of the development located within ANEF 20-25 contours with a portion fronting Norton Street located within ANEF 25-30 contours. The report recommended specific building treatments such as glazing and roof/wall construction and the requirement for air conditioning units to achieve interior acoustic amenity, which can be imposed as conditions for any future DA lodged for the site. While it was noted that the Acoustic report did not assess potential noise from plant and equipment, it is considered that noise from such equipment can be adequately assessed at DA stage.

Contamination

Council records do not identify the site as potentially contaminated. In relation to hazardous materials (asbestos & lead), while a hazardous materials survey has not been submitted, it is considered that a hazardous materials survey/audit can be carried out prior to the commencement of any demolition/building works which can be adequately assessed at DA stage.

Affordable Housing

The Planning Proposal is consistent with Council's draft Affordable Housing Policy (adopted 6 December 2016).

A VPA will be required to ensure Uniting manages the affordable places in accordance with the definition under Seniors SEPP 2004.

Affordable housing should be provided in accordance with the following principles:

- Affordable housing units to be integrated throughout the development;
- Standard/quality to match other units;
- Mix of bedrooms, car parking and number of adaptable units to comply with the DCP;
- Affordable housing units are to be non-distinguishable from the other units within the overall development.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will result in positive social and economic effects as self-contained seniors housing with an affordable component is proposed as well as increased activation of the street frontage which will assist in stimulating the local economy. The Planning Proposal is likely to result in a housing yield of approximately 40 to 44 independent living units, which are considered to be self-contained dwellings under the Seniors SEPP 2004, comprising a mix of one and two bedroom units, providing additional housing opportunities in a well serviced location.

The Planning Proposal will have a positive economic effect by stimulating redevelopment and encouraging future retail and commercial floor space and residential development to improve the economy of the surrounding area. The site is currently vacant and in a dilapidated state, with the Planning Proposal allowing the redevelopment of the site in a consolidated and efficient manner.

The proposed activation of the site along Norton Street, in contrast to the current lack of any activation along this frontage, will improve the functionality of the site with the town centre and significantly improve the presentation to the streetscape. This activation will also improve casual surveillance opportunities afforded from the site, particularly along the rear/western laneway, which will improve safety in the general area.

The provision of modern self-contained seniors housing will be a social benefit to the community, which is currently experiencing an ageing population that is faced with a

lack of desirable accommodation in the area that supports residents to 'age-in-place'. The proposed development of the site will support the current and future social character of the locality, as well as revitalising the local economy. The proximity of the site to public transport, services and infrastructure makes the site an ideal location for self-contained seniors housing. Accordingly, it is considered that the Planning Proposal will have a positive effect on the local economy and community.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

The site is located in an area well serviced by necessary services and infrastructure including public transport, telecommunications, electricity, water and sewer. The additional demand created under the Planning Proposal will be minimal, thereby ensuring the efficient use of, but not overburdening, existing services and infrastructure.

Consultation with relevant authorities during public exhibition of the Planning Proposal will confirm the capacity of existing utilities to service the site. The increased demand on stormwater created by the future development of the site will be assessed as part of a future development application.

Q11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with relevant state and Commonwealth public authorities will be undertaken in accordance with a Gateway determination.

PART 4 – Mapping

The Planning Proposal seeks to amend the *Key Sites Map* of the *Leichhardt Local Environmental Plan 2013* by adding the site to this map. The amending clause to LEP 2013 in Part 6 Additional Local Provisions will refer to this *Key Sites Map* for the site.



Leichhardt Local Environmental Plan 2013

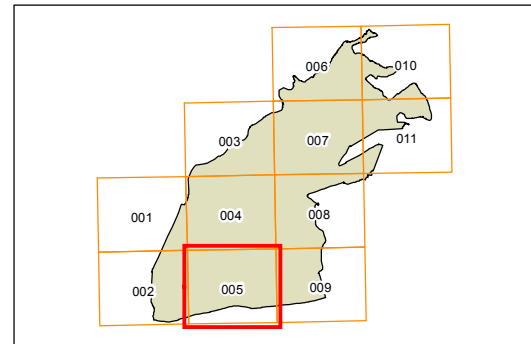
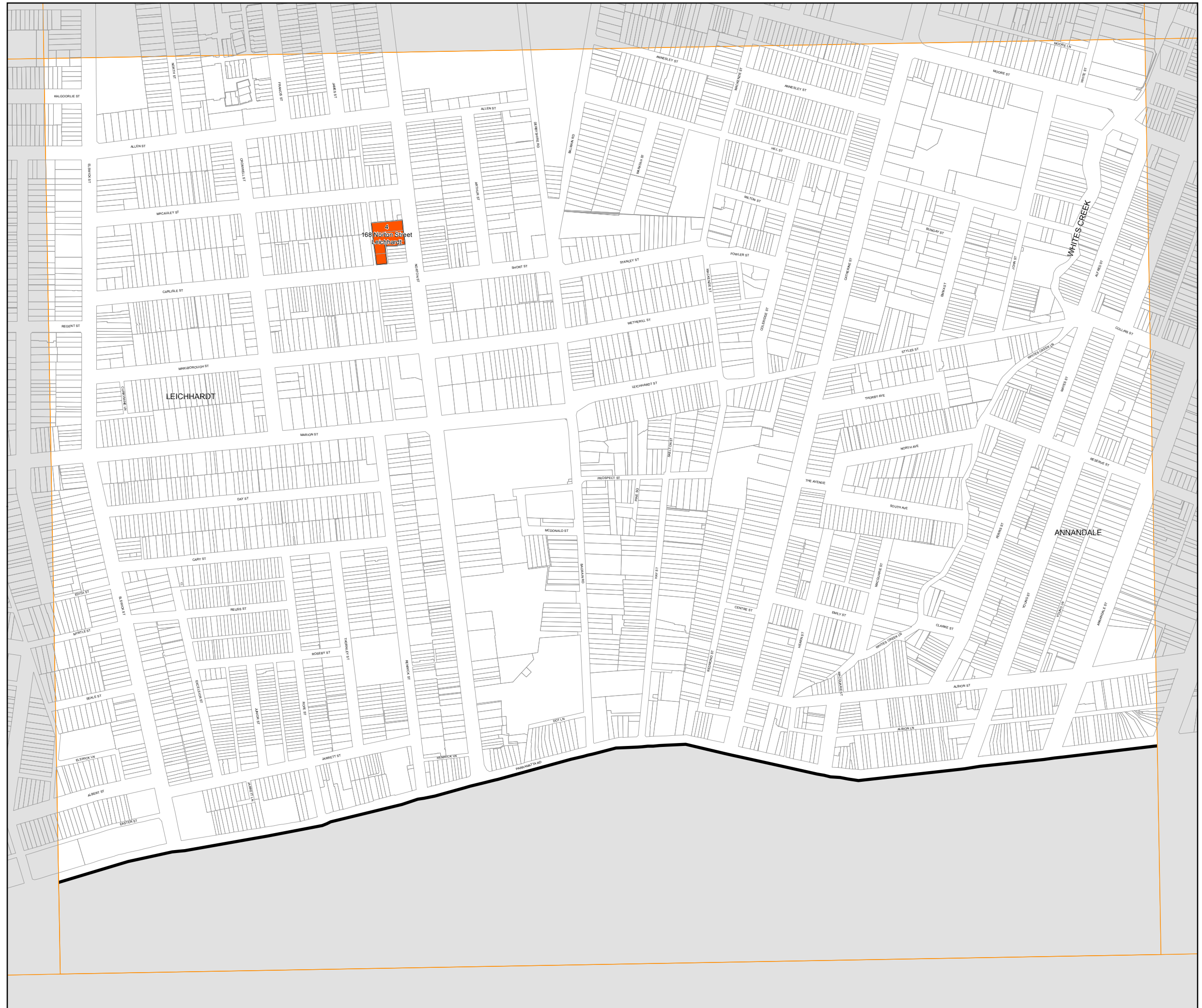
Key Sites Map Sheet KYS_005

Key Sites

 Key Sites

Cadastre

 Base data 16/03/2017 © Land and Property Information (LPI)



0 200
Metres

Projection: GDA 1994
MGA Zone 56

Map identification number: 4800_COM_KYS_005_005_20170120

PART 5 – Community Consultation

Public consultation will be undertaken in accordance with the requirements of the Gateway determination, the Department of Planning's 'A guide to preparing local environmental plans' and Council's Community Engagement Framework.

It is expected that the Planning Proposal will be exhibited for a period of not less than 28 days and that this will include notification of the public exhibition:

- on the Inner West Council website;
- in relevant local newspapers; and
- in writing to the owners and occupiers of adjoining and nearby properties.

The exhibition material will be made available on the Inner West Council website, in the Leichhardt Customer Service Centre at 7-15 Wetherill Street, Leichhardt and on the Department of Planning and Environment's website.

PART 6 – Project Timeline

The table below outlines an anticipated timeline for completion of the Planning Proposal if approved for public exhibition at Gateway.

Milestone	Timeframe
Planning Proposal submitted to Department of Planning and Environment seeking Gateway determination	March 2017
Anticipated commencement date (date of Gateway determination)	April 2017
Anticipated timeframe for the completion of required technical information and peer review by Council	June 2017
Public exhibition and public authority consultation	July/August 2017
Timeframe for consideration of submissions	August/September 2017
Timeframe for the consideration of a proposal post exhibition (including reporting to Council)	October 2017
Drafting of instrument and finalisation of mapping	November 2017
Date of submission to the Department to finalise the LEP	December 2017
Anticipated date RPA will make the plan (if delegated)	January 2018
Anticipated date RPA will forward to the Department for notification	January 2018